

PLAT NO. 980630  
ENCINO PARK SUBDIVISION UNIT 22  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 21  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 20  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 19  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 18  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 17  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 16  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 15  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 14  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 13  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 12  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 11  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 10  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 9  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 8  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 7  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 6  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 5  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 4  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 3  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 2  
VOL. 3267 PG. 1653 O.P.R.  
ENCINO PARK SUBDIVISION UNIT 1  
VOL. 3267 PG. 1653 O.P.R.

C.P.S. NOTE:

- The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto, it is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
- Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.
- This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
- Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when the same are used only by two (2) underground electric and gas facilities.
- Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

GENERAL NOTES:

- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
- THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
- NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TNRCC OFFICE.

WASTE WATER EDU NOTE

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

NOTES:

- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- THE BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983.
- DIMENSIONS SHOWN ARE SURFACE.
- COMBINED SCALE FACTOR USED IS 0.999839125.
- BEARINGS MUST BE ROTATED 0'D'0" CLOCKWISE TO MATCH N.A.D. 83.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

*Rick Wood*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th DAY OF March A.D. 19 99

*Norma J. Del Toro*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

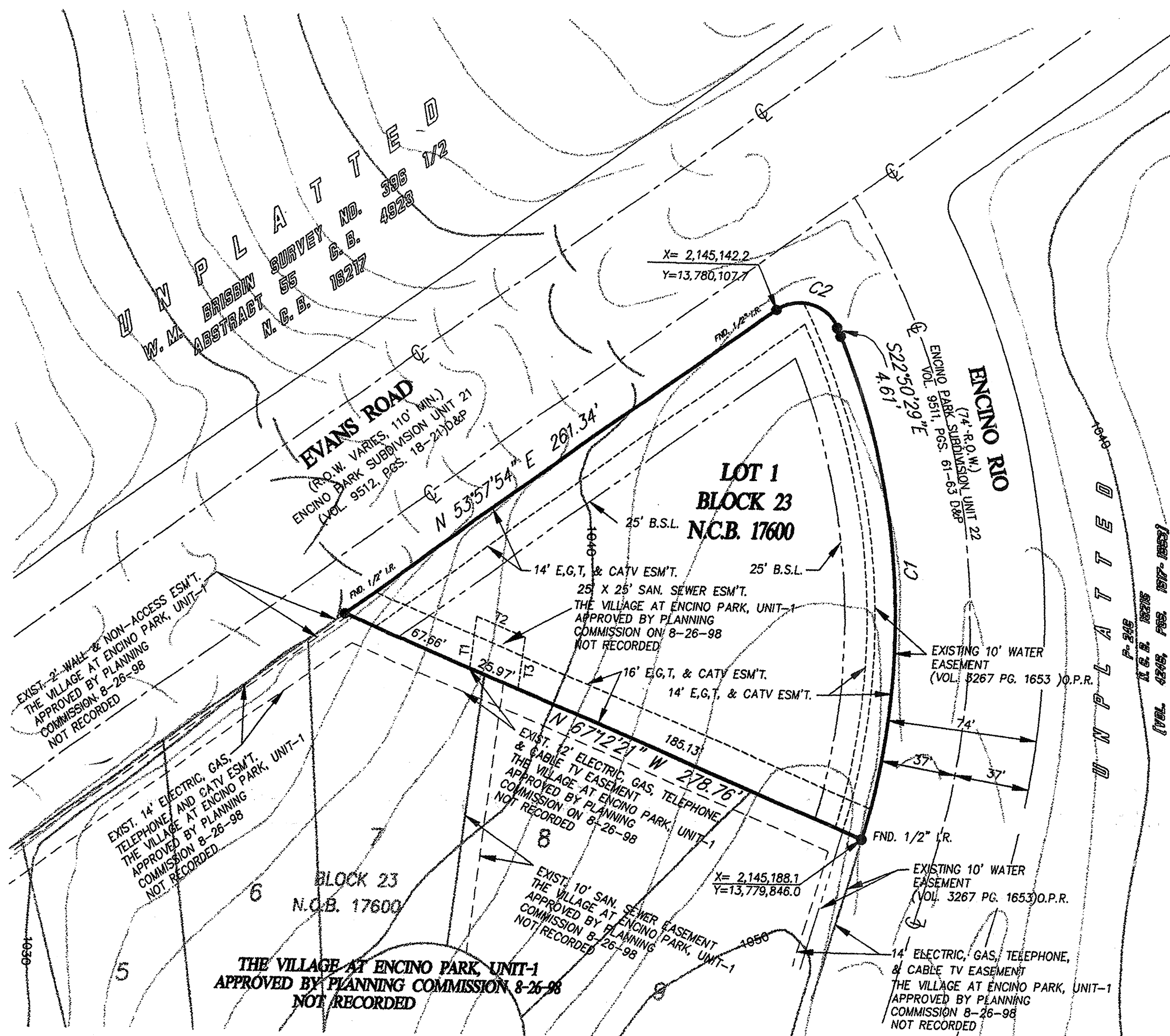
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*[Signature]*  
OWNER  
*[Signature]*  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Barbara Ann Kanute*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF March A.D. 19 99

*Barbara Ann Kanute*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	370.00'	254.44'	132.48'	249.45'	S03°08'28"E	39°24'01"
C2	20.00'	36.02'	25.23'	31.35'	S74°26'17"E	103°11'37"

TANGENT TABLE		
NO.	BEARING	DISTANCE
T1	N07°04'12"E	25.97'
T2	S67°12'21"E	25.97'
T3	S07°04'12"W	25.97'

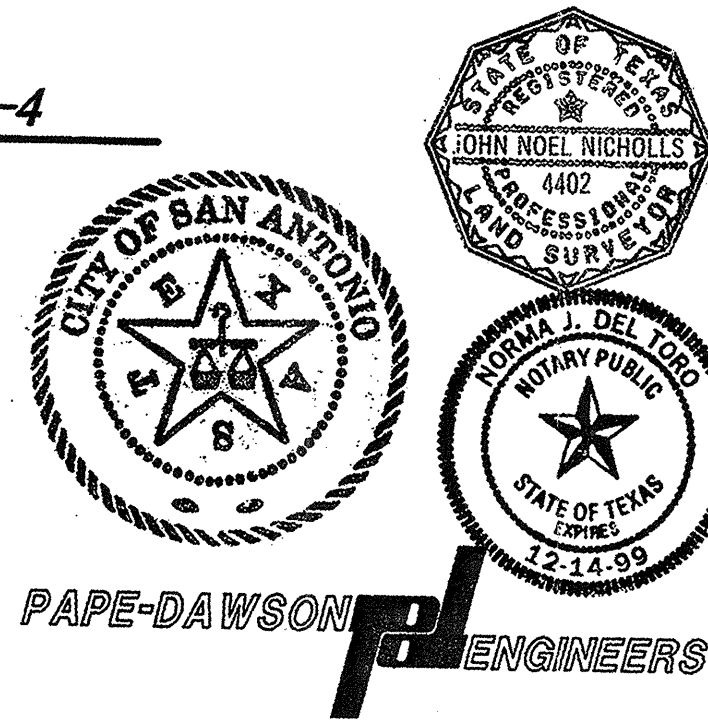
SUBDIVISION PLAT ESTABLISHING  
**THE VILLAGE AT ENCINO PARK, UNIT-4**

BEING A 0.8932 ACRE TRACT OF LAND OUT OF A 142.719 ACRE TRACT RECORDED IN VOLUME 3272, PAGE 231 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W.M. BRISBIN SURVEY NO. 396 1/2, ABSTRACT 55, COUNTY BLOCK 4923 NOW IN NEW CITY BLOCK (N.C.B.) 17600 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF THE VILLAGE AT ENCINO PARK, UNIT-4 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODE SECTION 212.0065.

DATED THIS 26 DAY OF April A.D. 19 99

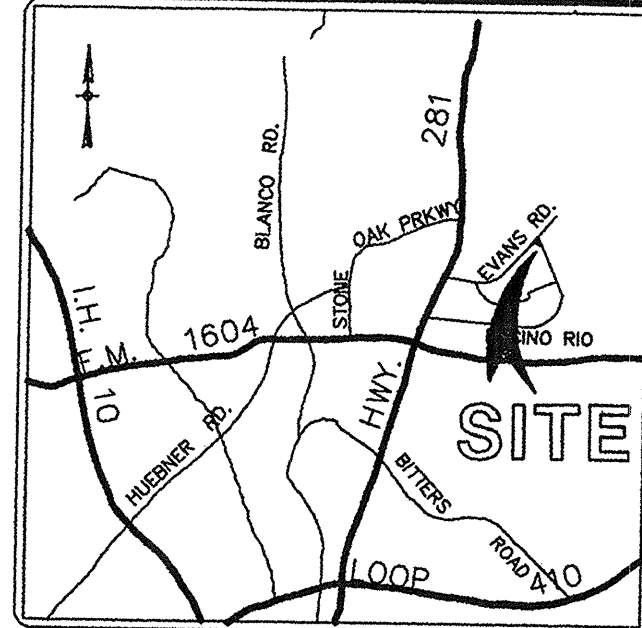
BY: *[Signature]*  
DIRECTOR OF PLANNING



PAPE-DAWSON ENGINEERS

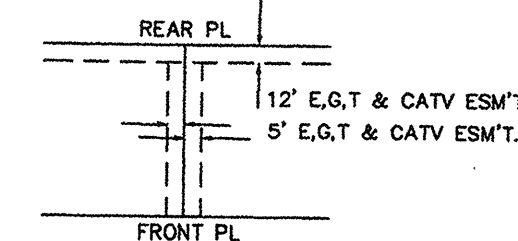
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

PLAT NO. 980630



LOCATION MAP  
N.T.S.

SCALE: 1" = 50'



TYPICAL EASEMENTS REQUIRED  
N.T.S.

LEGEND:

- E = ELECTRIC
- G = GAS
- T = TELEPHONE
- CATV = CABLE TV
- ESM'T. = EASEMENT
- D&P = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX
- B.S.L. = BUILDING SETBACK LINE
- FND. = FOUND
- I.R. = IRON ROD

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th DAY OF March A.D. 19 99

*Norma J. Del Toro*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

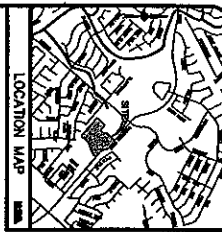
STATE OF TEXAS  
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 15th DAY OF April, 1999, AT 11:50 A.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 0653 ON PAGE 91.  
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 15th DAY OF April, 1999.

*[Signature]*  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: *[Signature]* DEPUTY

BARBARA ANN KANUTE  
MY COMMISSION EXPIRES  
September 6, 1999

Strip commercial



HENDERSON PASS

NOT TO SCALE

THOUSAND OAKS DR.

PEBBLE DAWN

THOUSAND OAKS

UNPLATTED

LOT 28  
BLOCK 49  
N.C.B. 16371  
HENDERSON PASS  
CONDOMINIUMS  
(VOL. 9510, PG. 96)

LOT 62  
BLOCK 50  
N.C.B. 16645  
STONELEIGH VILLAGE UNIT 1  
(VOL. 9510, PG. 96)

BLUFFRIDGE ST

01 8 MW 61 DEC 03

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

DATE: 09/16/00
DESIGNED BY: SJA
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 210204.002

**THOUSAND OAKS TOWNHOMES**  
**PULTE HOMES OF TEXAS, L.P.**  
823 NAKOMA DR. EAST, SUITE 101  
SAN ANTONIO, TX 78731

**SITE MAP**

**Carter Burgess**  
Consultants in Engineering, Architecture,  
Construction Management and Related Services  
Carter and Burgess, Inc.  
940 General Parkway North, Suite 400  
San Antonio, Texas 78208  
210-591-0000 Fax 210-591-0001  
© Copyright 2000 Carter and Burgess, Inc.

**1**  
**SHEET**



City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

Permit File: # 1/RP 03-09-118  
Assigned by city staff

Date: \_\_\_\_\_

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

Owner/Agent: Pulte Homes of Texas, LP c/o Mr. Bart Swider Phone: (210) 496-2066 Fax: :(210) 494-9076

Address: 823 Nakoma Drive East, Suite 101, San Antonio, TX Zip code: 78216

Engineer/Surveyor: Carter & Burgess, Inc. c/o Arturo Camacho, P.E. Phone: (210) 494-0088 Fax: (210) 494-4525

Address: 911 Central Parkway North, Suite 425 Zip code: 78232

1. Name of Project: Thousand Oaks Townhomes (Lot 28)
2. Site location or address of Project: Approximately 950 feet southeast of the Thousand Oaks and Henderson Pass intersection.
3. Council District 9 ETJ N/A Over Edward's Aquifer Recharge? (X) yes ( ) no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

Proposed development consists of 122 single family residential lots classified as "single-family attached". Proposed private streets and alleys will be maintained by a homeowners association. See attached site plan.

5. What is the date the applicant claims rights vested for this Project? September 3, 1985
6. What, if any, construction or related actions have taken place on the property since that date?  
Existing conditions – undeveloped land.

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: N/A Date of Application: N/A

Permit Number: N/A Date issued: N/A

Expiration Date: N/A Acreage: N/A

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\***

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: N/A # N/A

Date accepted: N/A Expiration Date: N/A MDP Size: N/A acres

• **P.U.D. PLAN**

Name: N/A # N/A

Date accepted: N/A

• **Plat Application**

Plat Name: N/A Plat # N/A Acreage: N/A

Date submitted: N/A Expiration Date: N/A

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Henderson Pass Condominiums Plat # N/A Acreage: 2.533 Approval

Date: N/A Plat recording Date: 9/3/1985 Expiration Date: N/A Vol./Pg. 9510/186

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

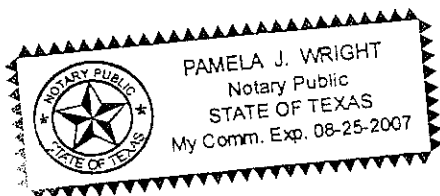
N/A

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

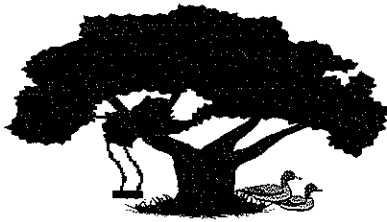
I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: BART SWIDEN Signature: Bart Swiden Date: 9/11/03

Sworn to and subscribed before me by Bart Swiden on this 11<sup>th</sup> day of September in the year 2003, to certify which witness my hand and seal of office.



Pamela J. Wright  
Notary Public, State of Texas



Hills & Dales Neighborhood Association  
7530 Shady Hollow Lane  
San Antonio, Texas 78255-1060

May 25, 2004

Michael Herrera and Richard De La Garza  
Planning Department  
PO. Box 839966  
(1901 S. Alamo Street)  
San Antonio, Texas 78283-3966

Dear Mr. Herrera and Mr. De La Garza,

Thank you very much for the appointment you granted Kathleen & Dave Smith and me last Wednesday (5/20). Thank you even more for the length of time you gave us and for your patience as you answered our questions about Pulte's *Red Robin* development.

Mr. Herrera, the one concept you explained --- you called it "Plan A vs. Plans X" -- is what I remember most of our meeting. Further, I believe you when you said that you, in your professional capacity, did the best (i.e. least aversive, least disruptive) that you could do for the current residents of the Hills & Dales subdivision by signing off on Plan A.

There was another two-word phrase which you used but which I forgot. It's the legal term for grand-fathering older, less restrictive City codes from previous plating that Pulte could have (but did not) invoke in its plans to develop these 35 acres. Would you please tell me that phrase again, by e-mail.

After meeting with you we saw your colleague, Richard (Rick) Carrizales in Engineering. He was quickly able to find and give us xeroxes of the schematic drawings for the construction of the two retention ponds. Looking at those drawings, I understand why Pulte had to remove the trees to install them.

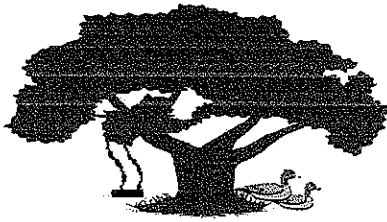
A final question: Who among your City colleagues might be able to answer this question: Does Pulte have any obligation to repair existing City streets which its contractors might tear up from heavy truck traffic during the construction phase?

Thanks again for your time, patience and service.

Yours truly,

James Harnish, President, Hills & Dales Neighborhood Association

Copy to Art Hall, Councilman, District 8



Hills & Dales Neighborhood Association  
7530 Shady Hollow Lane  
San Antonio, Texas 78255-1060

May 25, 2004

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Planning Department  
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Yours truly,

James Harnish, President, Hills & Dales Neighborhood Association

Copy to Art Hall, Councilman, District 8

**Grayson Park**  
PUD # 04-003

1. VRP Permit # 03-09-118  
Submitted: September 23, 2003  
Approved: October 10, 2003  
Approval was based on a recorded platted titled: Henderson Pass Condominiums,  
Vol. 9510, Pg. 186 , date of recordation was **September 3, 1985**.

This project **Grayson Park** is Vested as of the date of recordation.





# CITY OF SAN ANTONIO

Vendor Number 25CCI244

Check Number 0000025788

Check Date 09/11/03

Invoice	Date	Co	Lot	Lot Address	Acct Op Cat	Acct Cat Description	Amount
VRPERMIT 072685	09/11/03				0001	Preacquisition Land Costs	160.00 +
**** TOTAL ****							160.00

✓ RP-09-118

THIS MULTITONE AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT WITH DARKER AREAS BOTH TOP AND BOTTOM



Pulte Homes of Texas, L.P.  
San Antonio Division  
823 Nakoma Dr. East, Suite 101  
San Antonio, TX 78218

Check Number 0000025788

Check Date 09/11/03

\*\*\*\*\*160.00

Pay exactly

ONE HUNDRED SIXTY AND 00/100 DOLLARS

Pay to the order of

Bank of America  
Customer Connection  
Atlanta, Dekalb County, GA

Void After 180 Days

CITY OF SAN ANTONIO

\*  
SAN ANTONIO, TX 78283

*Det. L. L.*

⑈0000025788⑈ ⑆061112788⑆ 0101143031⑈